



232 24 Avenue, Calgary T2M 1X1

MLS® #: **A2193619** Area: **Tuxedo Park** Listing Date: **02/13/25** List Price: **\$1,799,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area: **3,303**
 Year Built: **2016** Abv Sqft: **3,303**
Lot Information Low Sqft: **3,303**
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **3,303**
 Lot Shape:

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Landscaped,Level,Rectangular Lot**
 Park Feat: **Drive Through,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Hardwood,Tile**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 13`9"	Dining Room	Main	14`11" x 12`2"
Nook	Main	14`6" x 12`2"	Living Room	Main	20`0" x 17`2"
Foyer	Main	8`1" x 7`0"	Loft	Second	13`11" x 10`8"
Den	Main	12`0" x 10`5"	Exercise Room	Basement	14`5" x 11`8"
Family Room	Basement	16`5" x 15`1"	Laundry	Second	8`0" x 6`5"
Mud Room	Main	10`1" x 5`8"	Wine Cellar	Basement	10`0" x 3`9"
Game Room	Basement	23`9" x 17`9"	Bedroom - Primary	Second	14`11" x 13`6"
Bedroom	Second	13`8" x 10`2"	Bedroom	Second	13`8" x 11`8"
Bedroom	Basement	11`6" x 11`6"	Kitchen	Suite	18`0" x 8`9"

Living Room
Laundry
3pc Bathroom
5pc Ensuite bath

Suite 18`0" x 14`0"
Suite 5`0" x 3`0"
Basement 8`4" x 7`6"
Basement 17`2" x 10`2"

Bedroom
2pc Bathroom
5pc Bathroom
4pc Bathroom

Suite 11`8" x 10`8"
Main 8`0" x 3`2"
Second 10`2" x 8`9"
Suite 11`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2617AG**

Zoning:
R-CG

Remarks

Pub Rmks: *** SEE VIDEO * Step into elegance and sophistication with this stunning, modern 2-storey home, perfectly situated on a full 50x120 lot. This rare gem boasts a detached Legal carriage house above the garage - ideal as a legal guest suite, nanny quarters, or lucrative rental for extra income. The main residence offers over 3,200 sq. ft. above grade, plus a masterfully designed basement, featuring 4 bedrooms, 3.5 baths, central air throughout, and a TRIPLE GARAGE. From the moment you walk in, you'll be captivated by the soaring ceilings, expansive windows, and natural light that flood the space. The gourmet kitchen is a chef's dream, with an oversized quartz island, extended-height cabinetry, premium stainless steel appliances, and an open-concept flow into the spacious living room, complete with a gas fireplace and in-ceiling speakers. The front of the home offers an elegant dining space, and a south-facing home office/den bathed in sunlight. Retreat to the exquisite primary suite, featuring vaulted ceilings, a walk-in closet, and a spa-inspired ensuite with heated tile floors, a dual vanity with vessel sinks, quartz countertops, a soaker tub, and a fully tiled glass shower. Two additional oversized bedrooms, each with a walk-in closet, a bonus room, a 4-piece bath, and a convenient laundry room complete the upper level. The fully finished basement is built for entertaining and relaxation, offering a rec room with a wet bar, wine cellar, glass-enclosed home gym, additional bedroom, and bath. Nestled in a prime inner-city location, this home is just steps from Confederation Park, top-rated schools, playgrounds, a swimming pool, an indoor skating rink, various bus routes, and countless amenities. This is a must-see property that has real value, and truly stands apart in comparison to others. Call today to schedule your private showing!**

Inclusions:
Property Listed By: **In-Ceiling Speakers
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











